

This version of the code is dated April 6, 2022 and reflects the Planning Commission recommendation with some additional edits. Changes recommended by the Planning Commission have been incorporated into this version. Additional edits made since the Planning Commission's recommendation are shown in track changes. Areas of the code that are highlighted in grey indicated sections that are clearly not applicable outside the city limits, inside the Urban Growth Boundary (UGB).

3.1-100 Official Zoning Maps

Subsections:

- 3.1-105 Official Zoning Maps—Description**
- 3.1-110 Zoning Map Amendments**
- 3.1-115 Determination of Zoning District Boundaries**
- 3.1-120 Zoning Verification**

3.1-105 Official Zoning Maps—Description

Land use district boundaries are shown on the Official Zoning Maps of the City. The Official Zoning Maps are a part of this Code, but are published separately. Maps that delineate areas subject to additional zoning regulations may be included in this Code, attached to an adopting ordinance, or adopted by reference. The Development Services Department shall maintain the Official Zoning Maps.

3.1-110 Zoning Map Amendments

A proposed change to the Official Zoning Maps is subject to the amendment process described in SDC5.22-100.

3.1-115 Determination of Land Use District Boundaries

Where uncertainty exists relating to any land use district boundaries shown on the Official Zoning Maps, the Director shall determine the boundaries as specified in the following criteria:

- A.** Lot/parcel Lines. Where land use district boundaries are indicated as approximately following lot/parcel lines, the lot/parcel lines are considered to be the boundaries.
- B.** Multi-zoned Lot/parcels. Where a land use district's boundary line divides a lot/parcel and the boundary line location is not otherwise designated by ordinance or other action, the location of the boundary line is determined by use of the scale appearing on the Official Zoning Maps.
- C.** Street Lines.
 - 1.** Where land use district boundaries are indicated as approximately following the centerline of a public right-of-way, these lines are considered to be the district boundaries.
 - 2.** When a public right-of-way is lawfully vacated, the land use district boundary is the centerline of the vacated right-of-way, unless indicated otherwise.

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- 3.** The lands formerly within the public right-of-way are subject to the same zoning regulations that are applicable to the underlying property, unless the zoning is changed by separate action.
- D.** Water Courses. Land use district boundary lines shall follow the centerlines of water courses, unless the boundary lines are fixed by dimensions shown on the Official Zoning Maps.
- E.** Geographic Areas. Land Use District boundary lines may follow ridgelines, the toe of a hill and/or specific elevation contours.

3.1-120	Zoning Verification
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A property owner may obtain a written verification of the zoning of a lot/parcel by applying for a Land Use and Zoning Compatibility Statement.